



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101**

Tel: (603) 624-6475

Fax: (603) 624-6324

www.ManchesterNH.gov

e-mail: building@ci.manchester.nh.us

September 3, 2004

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the September 2, 2004 Public Hearing and Business Meeting

Public Hearing

1. Case #131-ZO-04 – Mark Moore (Agent) proposes to create new parking/display layout for existing auto sales and seeks a **variance** from Section 10.09 (A) parking setback of the Z.O., as per plans submitted June 23, 2004 at **485 Elm St. - Tabled**
2. Case #136-ZO-04 – Don Reed (Agent) proposes to install a 2' x 8' illuminated sign panel, adding to existing 200-sq. ft. freestanding sign and seeks a **variance** from Section 9.09 D sign of the Z.O., as per plans submitted June 28, 2004 at **54-62 March Ave. – Granted with stipulation.**
3. Case #139-ZO-04 – Mary Murphy (Executor) proposes at Lot #1, which is subject to consolidation with adjacent lot under the same ownership, maintain existing single-family home and at Lot #2, create a buildable lot and seeks a **variance** from Sections 6.07 minimum lot area, front, width and side yard setback for Lot #1 and Sections 6.07 minimum lot front and width for Lot #2 of the Z.O., as per plans submitted June 23, 2004 at **56 Arah St. - Granted**
4. Case #140-ZO-04 – Reed Heath (Agent) proposes to remove existing mudroom and carport and build a 21' x 26', one-stall garage/kitchen extension and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted July 15, 2004 at **50 Marguerite St. – Granted with stipulation.**
5. Case #141-ZO-04 – Kathy Normand (Agent) proposes to build a 24' x 24', two-story addition with attached 24' x 24', 2-stall garage and seeks a **variance** from Section 6.07 front, side and rear yard setbacks, 10.08 (C) driveway width of the Z.O., as per plans submitted July 20, 2004 at **118 Sinclair Ave. – Granted with stipulation.**

6. Case #142-ZO-04 – George F. Kelley, IV (Owner) proposes to convert a portion of existing office space to a residential unit and seeks a **variance** from Section 8.04 minimum lot area of the Z.O., as per plans submitted July 16, 2004 at **170 Bridge St. - Granted**
7. Case #143-ZO-04 – Ewa Wszolkowski (Owner) proposes to maintain three parking spaces (Variance, Case #165-ZO-02, dated 9-12-02, stipulated spaces were to be removed and area re-grassed) and seeks a **variance** from Section 6.07 lot coverage, 10.09 B parking setbacks, 10.06 A parking layout, 10.07 D parking maneuvering and 14.02 (B) 3 stipulations of the Z.O., as per plans submitted August 4, 2004 at **214-216-218-220 Putnam St. - Denied**
8. Case #144-ZO-04 – David DiCenso (Owner) proposes to maintain carport (built without benefit of permits) and seeks a **variance** from Section 6.07 rear yard setback of the Z. O., as per plans submitted August 4, 2004 at **318 Ray St. - Tabled**
9. Case #145-ZO-04 – Gary Hunter (Owner) proposes to build a 2-story addition for added living space, also maintain existing deck (built without benefit of a permit) and seeks a **variance** from Section 6.07 side yard and rear yard setbacks of the Z.O., as per plans submitted July 30, 2004 at **84 McCarthy St. - Granted**
10. Case #146-ZO-04 – Bruce Moreau (Agent) proposes to maintain a 16' x 24', one-stall, two-story garage with living space above and 8' x 10' utility room and seeks an **Equitable Waiver of Dimensional Requirements** from Section 6.07 side yard setback of the Z.O. per appeal filed on August 9, 2004 at **469 Brent St. - Granted**
11. Case #147-ZO-04 – Glenn Campbell (Owner) proposes to build a 24' x 24', 2-stall detached garage and seeks a **variance** from Section 8.24 (A) 2 Accessory Structure of the Z. O. as per plans submitted July 26, 2004 at **104 Randall St. - Granted**
12. Case #148-ZO-04 – Debra Zick (Agent) proposes to build an 8' x 34' farmer's porch and seeks a **variance** from Section 6.07 front yard setback of the Z.O. and as per plans submitted August 5, 2004 at **71 Pondview Lane. - Granted**
13. Case #149-ZO-04 – Tom Roy, Kelley Construction Co., proposes to occupy 4,300 sq. ft. for amusement arcade (virtual golf) and seeks a **variance**, Section 5.10 H-4 (2) amusement arcade of the Z.O., as per plans submitted August 5, 2004 at **750 E. Industrial Park Dr. Denied**
14. Case #150-ZO-04 – Mitchell Delacoe (Agent) proposes to sell and install auto electronics and seeks a **variance** from Section 6.10 (I) 6 Supplementary Regulations of the Z. O., as per plans submitted July 30, 2004 at **880 Candia Rd. - Granted**
15. Case #151-ZO-04 – Richard Lemay (Owner) proposes to maintain and enclose rear porch and maintain pool and build deck and seeks a **variance** from Section 6.07 rear yard setback and 8.24 (A) 2 Accessory structures of the Z.O. and subject to NH DES approval, as per plans submitted July 30, 2004 at **174 Riverdale Ave. Granted with the stipulation that the enclosed rear porch receive NH DES approval.**

16. Case #152-ZO-04 – Joseph Cunha (Owner) proposes to erect an 8' x 10' shed, also maintain driveway extension and deck and seeks a **variance** from Section 6.07 side yard setback, 8.24 (A) 1 Accessory Structures and 10.09 (B) parking setbacks of the Z.O., as per plans submitted August 10, 2004 at **187 Pickering St. - Granted**
17. Case #153-ZO-04 – George McNamara (Agent) proposes to extend variance, Case #186-ZO-03, granted 9-04-03 creating a buildable lot with reduced frontage and width and seeks a **variance** from Section 14.02 (B) 4 Variance Time Limit of the Z.O., as per plans submitted August 13, 2004 at **39 Eve St. - Granted**
18. Case #154-ZO-04 – Dennis O'Brien (Owner) proposes to build a 2-family dwelling with front yard parking and seeks a **variance** from Sections 3.03 primary façade, 6.07 side yard setback and floor area ratio, 10.08 (c) driveway width and 10.09 (B) parking setbacks of the Z.O., as per plans submitted August 12, 2004 at **123 Parker St. – Denied without prejudice.**
19. Case #155-ZO-04 – Al Azzi (Agent) proposes to subdivide lot into two lots; at Lot #13, maintain a single-family home; at Lot #16, create a buildable lot and seeks a **variance** from Section 6.07 minimum lot width for Lot #16 of the Z.O., as per plans submitted August 12, 2004 at **165 Fairmount Ave. - Denied**
20. Case #156-ZO-04 – Matthew Lapointe (Agent) proposes to provide stacking lane, exterior speaker & dumpster enclosure as part of commercial development previously granted by ZBA case #63-ZO-04, and seeks a **variance** from Section 6.08B Screening/buffers of the Z.O., as per plans submitted August 17, 2004 at **425-431 Lake Ave. – Denied**

Business Meeting

Request for Rehearing:

Case #123-ZO-04 – **15 School St.** (Appeal of the Planning Board Decision denied 8-5-04) - **Denied**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may request a Rehearing within 30 days of said decision.